

**LITTLE HORSE, LLC
Suite 4B
725 Church Street
Lynchburg, VA 24504**

January 19, 2005

Ms Patricia W. Kost
Clerk of Council
City of Lynchburg, VA 24504

Subject: Retail use approval of premises known as 1011-1017 Main Street.

This letter is a request to speak before the City Council at its January 25, 2005, meeting with the following requests.

One: Use Request

The property contains a covered area of approximately 40,000 square feet, which comprises a basement and three upper floors, each having an area of 10,000 square feet or thereabouts. The building is in good condition and complete with all modern amenities, including passenger elevator, security alarm system and sprinkler system.

The property has generally been in continuous retail use for many decades. The most recent retail occupants being, "Robert's Piano Store" and prior, "Leggett's Emporium Store". The current zoning is B4

The structure once consisted of three smaller buildings that were amalgamated into the larger unit that now stands today. In the '50's or thereabouts a fashionable facade for the period, complete with a sidewalk canopy and stone finish were added, as was the keeping of the day. These embellishments still stand and whilst not original, present better than many added facades from that era.

Recent History: The building was bought from Mr. D. Roberts in May 2004 by Little Horse, LLC. The new owners, made this purchase in belief the Main Street corridor was indeed coming back and in near future years would again see shoppers, restaurants, new downtown residents and general revitalization.

Subsequent to purchase, intensive efforts were made by the new owner and others to attract suitable tenants to the building. The preference was for larger tenants, who perhaps had deeper pockets and more chance of making it through the first few years of new business, which can often be difficult in an evolving downtown environment. Other reasons for larger tenants pertain to their ability in creating people and movement and activity, which in our opinion is an essential ingredient to any ongoing downtown renaissance.

During these months many larger tenant prospects were approached. Some of these included, The Mast Group of General Stores in Carolina, Food's of all Nations, Ukrops, Wholefoods, Trader Joes, Walgreen's Pharmacy, and two large VA. Antique emporiums. We also offered to strip the façade if that would have interested any of these groups. Unfortunately the tenants canvassed all opined that Lynchburg was not yet ready for their styles of operation.

Fortuitously in November 2004 a communication was made with the Disabled American Veterans Fraternal organization. They have a national charter and boast many stores of varying styles around the country with each network area compartmentally run and managed. The Virginia arm of this group, so we learned, was interested in establishing several upper end flagship stores and requested we assist the building search in the Central and Northern VA. locales. They outlined a plan to establish several upper end stores that predominantly would merchandise mainly new (seconds and repackaged furniture) new and vintage clothing, jewelry, books, musical instruments, etc.

As the majority of their merchandise would be of higher quality, displayed in a modern contemporary setting, it was anticipated their presence on Main Street would be a beneficial addition to downtown. Additionally, DAV has the financial means and reserves to support a new operation along with their proven ability to generate customers.

We were confident the B4 zoning would adequately cover their use group, particularly as any used merchandise they may market will be under the 30% level, which appears to be tolerated in this zone. Concurrently there are many stores within the B4 zoning area that appear to have substantial used goods ranging from clothing to furniture and other items. Even when Roberts Piano had occupation of the building, a good part of their merchandise was previously used product.

Subsequent to negotiating mutually acceptable lease terms, the building was then cleaned out and painted in preparation for this new business to get moved in and commence operations by February 1, 2005. However, before the new tenant had even applied for its permit the city zoning office visited the site and stated that the intended use was not within the guidelines of the zoning. We find this at odds and somewhat peculiar when compared to other operations active within this zone. However, we respect the opinion of the zoning department and are now acting upon their directive in requesting permission to occupy this zone for the intended retail use.

To summarize, we would proffer that the Disabled American Veterans retail use of the site is a reasonably conforming use for the location. We further believe that the up-scale operation envisaged will prove to be a boon to Main Street and also assist some other retailers by enticing abundantly more customers to the center of downtown. More people, bring and create more residual business for everyone.

This space will accommodate good merchandise at reasonable prices, thus enabling many customers and families the ability to acquire quality affordable products.

Hearsay indicates some in the community have reservations about the Disabled American Veterans running a suitable store on Main Street. We believe their doubts will be ill-founded if this store is given the opportunity to serve the downtown and local community. It may awaken substantial activity, which this part of downtown direly needs.

We request your understanding and support in order to make this Main Street venture a community reality and further stepping stone of vibrant activity for the downtown.

Two: Parking request:

You may note by attached photographs the curbside-parking situation confronting this commercial building.

1. Immediately abutting the front of the building there is a verge area which obstructs immediate front door customer parking (two spaces)
2. To the north of this verge are four parking areas. Three of these (one hour parking) pass the camera store and the end space is for loading.

We respectfully request the loading space farthest north be changed to hourly parking along with the existing already hour parking space adjoining it, thus giving the camera store two adjacent spaces. Then the two spaces closest to the subject building be changed to loading zone, whereby customers can unload their purchases from the building as well as deliveries can be off loaded to the building.

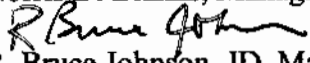
We respectfully request that the Council direct the City traffic engineer regarding this matter. It is our understanding that they have administrative authority to implement this request.

We thank you for your consideration in this matter.

Respectfully and Sincerely,

Little Horse, LLC.

Norris D. Blanks, Managing Member


R. Bruce Johnson, JD, Managing Member

Attachments. Photographs of the proposed store and suggested parking adjustment area.

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DISABLED AMERICAN VETERANS

Building Better Lives for America's Disabled Veterans

Disabled American Veterans Charitable Service Trust

The DAV Charitable Service Trust is key factor in helping the DAV national organization develop resources to meet the needs of America's disabled veterans and their families.

The Trust accepts gifts through workplace giving campaigns, including the Combined Federal Campaign (CFC) and United Way, employee matching gift programs and similar special giving arrangements, and provides a variety of direct services for America's disabled veterans.

MISSION

The Trust is dedicated to one, single purpose: building better lives for our nation's disabled veterans and their families. To carry out this responsibility, the Charitable Service Trust supports physical and psychological rehabilitation programs, meets the special needs of veterans with specific disabilities such as amputation and blindness, and aids and shelters homeless veterans.

Background Information on the Disabled American Veterans

Treaties are signed and the battles of nations end, but the personal battles of those disabled in war only begin when the guns fall silent. These men and women must struggle to regain health, reshape lives shattered by disability, learn new trades or professions, and rejoin the civilian world. At each step, they need help to help themselves.

For three quarters of a century now, that aid has come from the Disabled American Veterans (DAV), a nonprofit organization of more than one million veterans disabled during time of war or armed conflict.

Formed in 1920 and chartered by Congress in 1932, the million-member DAV is the official voice of America's service-connected disabled veterans -- a strong, insistent voice that represents all of America's 2.1 million disabled veterans, their

families and survivors. Its nationwide network of services -- free of charge to all veterans and members of their families -- is totally supported by membership dues and contributions from the American public. Not a government agency, the DAV's national organization receives no government funds.

PRIMARY CONCERNS

Programs supported by the Trust target several groups of physically and psychologically disabled veterans. Key programs include:

- * helping to maintain a volunteer-operated transportation network providing rides to sick and disabled veterans needing transportation to and from VA medical centers for treatment;
- * providing food and shelter and connecting homeless and needy veterans to essential medical care, VA benefits counseling and job training;
- * meeting the special needs of veterans faced with specific disabilities such as blindness and amputation;
- * supporting significant therapeutic initiatives;
- * supporting physical and psychological rehabilitation projects aimed at some of America's most profoundly disabled veterans; and
- * bringing hope to the forgotten and suffering families of disabled veterans.

The Trust continues to seek new and innovative ways to make a positive difference in the lives of disabled veterans and their families through:

- * programs ensuring quality health care for veterans,
- * assistance to veterans suffering Post Traumatic Stress and substance abuse,
- * programs enhancing research and mobility for nearly 77,000 veterans treated in the VA health care system for amputations and spinal cord injuries,
- * programs benefiting aging disabled veterans,
- * evaluating and addressing the needs of veterans disabled in recent wars and conflicts, and much more, as needed.

NONPROFIT STATUS

The Disabled American Veterans (DAV) Charitable Service Trust is a tax-exempt organization, and all contributions made to it are tax deductible.